

AN ORDINANCE 101898

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1.853 acre tract out of P-108, NCB 11186 from "I-2" Heavy Industrial District to "C-2" Commercial District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on December 25, 2005.

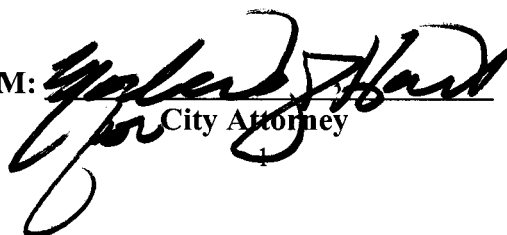
PASSED AND APPROVED this 15th day of December, 2005.


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: Z-10.

Date: 12/15/05

Time: 04:30:52 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005258 (District 4): An Ordinance changing the zoning boundary from "I-2" Heavy Industrial District to "C-2" Commercial District on a 1.853 acre tract out of P-108, NCB 11186, 7800 Block of Barlite Boulevard as requested by Comprehensive Radiology Management Services, Applicant, for MTB Interests Inc. & WOB Interests Inc., Owner(s). Staff and Zoning Commission have recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Z2005258

1965-2005

40 YEARS OF
EXCELLENCE

FIELD NOTES

FOR

A 1.853 acre, or 80,701 square feet more or less, tract of land being out of a 62.00 acre tract as recorded and conveyed to MTB Interests, Inc an undivided $\frac{1}{2}$ interest as recorded in Special Warranty Deed with Vendor's Lien in Volume 9742, Pages 2119-2128, and as recorded and conveyed to WOB Interests, Inc an undivided $\frac{1}{2}$ interest as recorded in Special Warranty Deed with Vendor's Lien in Volume 9742, Pages 2119-2128 of the Official Public Records of Real Property of Bexar County, Texas, out of A.J. Leslie Survey No. 99, Abstract 447, County Block 4291 of Bexar County, Texas, all in New City Block (N.C.B.) 11186 of the City of San Antonio, Bexar County, Texas. Said 1.853 acre tract being more fully described as follows, the bearings are based on the Texas Coordinate System for the South Central Zone from the North American Datum of 1983 (CORS 1996):

BEGINNING: At a found $\frac{1}{2}$ " iron rod on the east right-of-way of Barlite Boulevard, a 50' right-of-way described in instrument recorded in Volume 5300 Page 264 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 1.003 acre tract recorded in Volume 9771 Pages 1209-1215 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 1.853 acre tract;

THENCE: N 00°20'00"W, along and with the east right-of-way line of said Barlite Boulevard, the west line of said 1.853 acre tract, a distance of 175.03 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east right-of-way line of said Barlite Boulevard, over and across said 62.00 acre tract, the following calls and distances;

N 89°40'00"E, a distance of 460.00 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked Pape-Dawson;

S 00°20'00"E, a distance of 175.85 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked Pape-Dawson;

S 89°46'09"W, at 230.00 feet passing a found $\frac{1}{2}$ " iron rod at the northeast corner of said 1.003 acre tract and continuing for a total distance of 460.00 feet to the POINT OF BEGINNING and containing 1.853 acres in the City of San Antonio, Bexar County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers

DATE: July 26, 2005

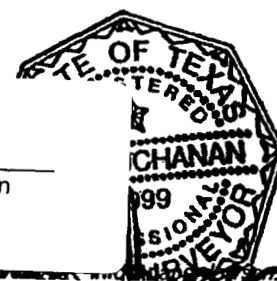
JOB No: 9194-05

DOC. ID.: N:\Survey\05\5-9200\9194-0

PAPE-DAWSON ENGINEERS, INC.

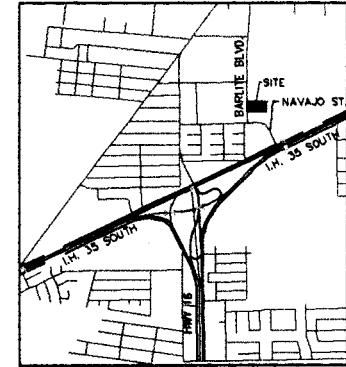
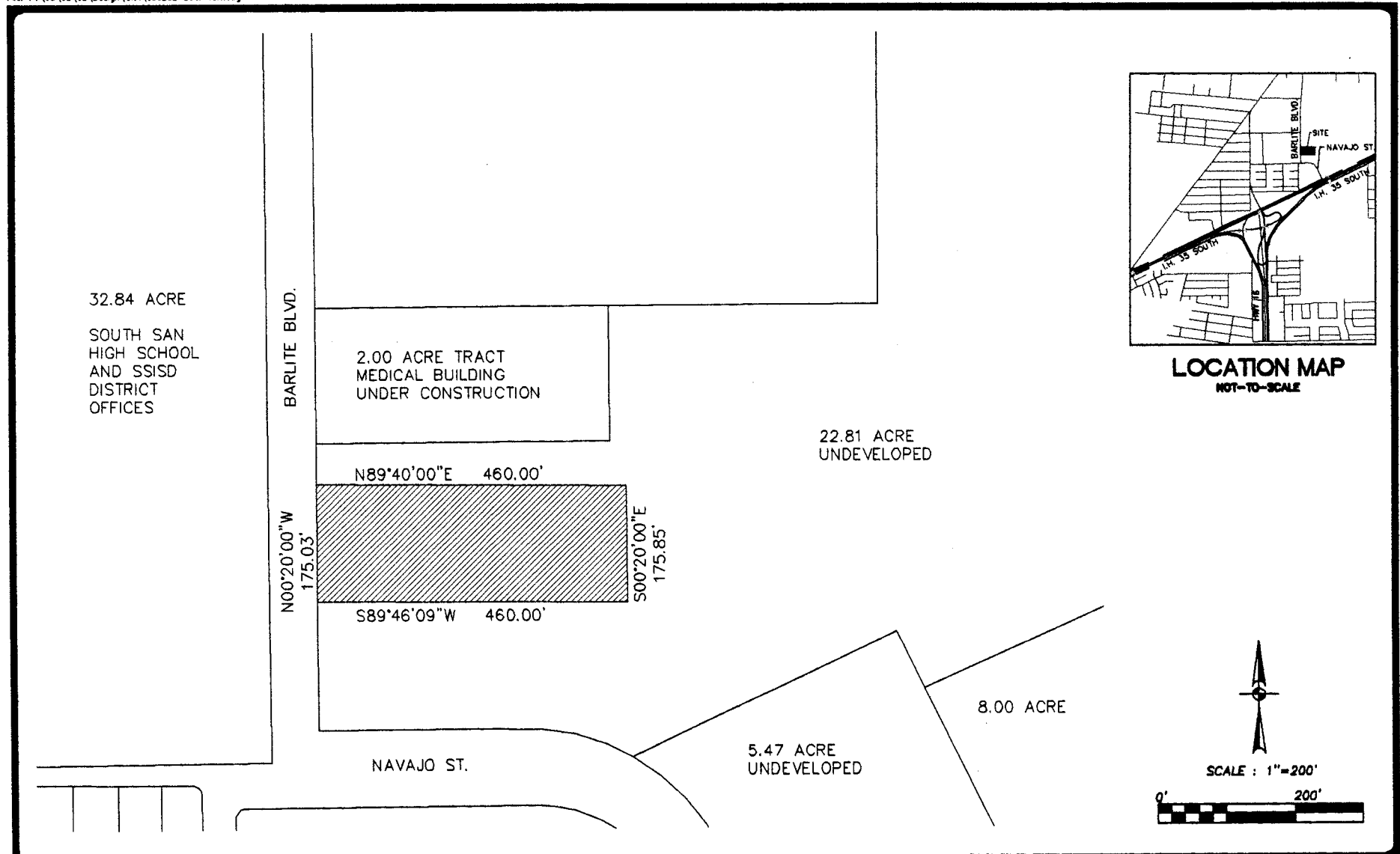
EXHIBIT A

To Ordinance No. _____
Passed and Approved on
December 15, 2005

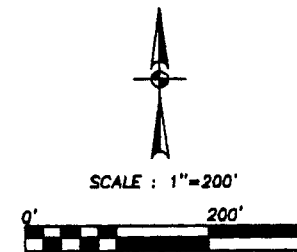


Z2005258

Date: Oct 12, 2005, 7:59am User ID: RChandler
 File: P:\63\02\02\Design\Civil\630202-LOCATION.dwg



LOCATION MAP
 NOT-TO-SCALE



JOB NO. 6302-02
 DATE OCTOBER 2005
 DESIGNER _____
 CHECKED - DRAHN KAJ
 SHEET EX 1

**185 ACRE SITE
 OVERALL SITE LOCATION
 SAN ANTONIO, TX**

**PAPE-DAWSON
 ENGINEERS**
 1965-2005 = 40 YEARS OF EXCELLENCE

355 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
 FAX: 210.375.8010

REVISIONS

CASE NO: Z2005258

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 4

Ferguson Map: 649 E8

Appeal:

Applicant:

Comprehensive Radiology
Management Services

Owner:

MTB Interests Inc. & WOB Interests Inc.

Zoning Request: From "I-2" Heavy Industrial District to "C-2" Commercial District

1.853 acre tract out of P-108, NCB 11186

Property Location: 7800 Block of Barlite Boulevard

Located on Barlite Boulevard, approximately 200 feet north of the Barlite
Boulevard and Navajo Street intersection

Proposal: For medical offices and laboratory

**Neighborhood
Association:** None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Barlite Boulevard, a local access street, approximately 200 feet north of the Barlite Boulevard and Navajo Street intersection. It is surrounded by undeveloped properties to the east and south, a high school to the west and medical offices to the north. The subject property as well as the surrounding properties are zoned "I-2" Heavy Industrial. This zoning classification is the conversion from the previous zoning designation of "MM" Second Manufacturing District, prior to the adoption of the Unified Development Code.

"C-2" Commercial District is proposed for the subject property for medical offices and laboratory. The "C-2" zoning designation is a down zoning from "I-2". It is consistent with the development pattern of Barlite Boulevard and the proposed use is consistent with the established uses in the area.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005258

ZONING CASE NO. Z2005258 -- November 15, 2005

Applicant: Comprehensive Radiology Management Services

Zoning Request: "I-2 Heavy Industrial District to "C-2" Commercial District.

Andy Guerrero, 3134 Renker, representing the owner, stated that they propose to develop a two-story medical office and laboratory facility on the subject property.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Kissling to recommend approval.

1. Property is located on 1.853 acre tract out of P-108, NCB 11186 at 7800 Block of Barlite Boulevard.
2. There were 13 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

15 Notices Mailed

In Opposition

In Favor

BARLITE BLVD

11186

VAC

I2

MEDICAL
OFFICE

VAC

185916

VACANT

200'

SOUTH SAN HIGH SCHOOL

I2

NAVAJO ST

CAR

HISPANIC

C3NA

DEALERSHIP

I2

BAPTIST

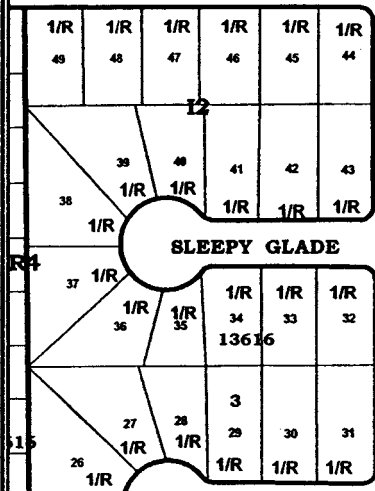
13659

13659

THEOLOGICAL

SLEEPY GLADE

BARLITE BLVD



ZONING CASE: Z2005-258

City Council District No. 4
Requested Zoning Change
From "I-2" To "C-2"

Date: December 15, 2005

Scale: 1" = 200'

Subject Property

200' Notification



C:Nov_1_2005

